

# Energy performance certificate (EPC)

Hairdressers 34 Town Hill WREXHAM LL13 8NB	Energy rating <b>C</b>	Valid until: <b>26 April 2035</b>
		Certificate number: <b>5918-1943-6209-5340-7299</b>

**Property type**

Retail/Financial and Professional Services

**Total floor area**

30 square metres

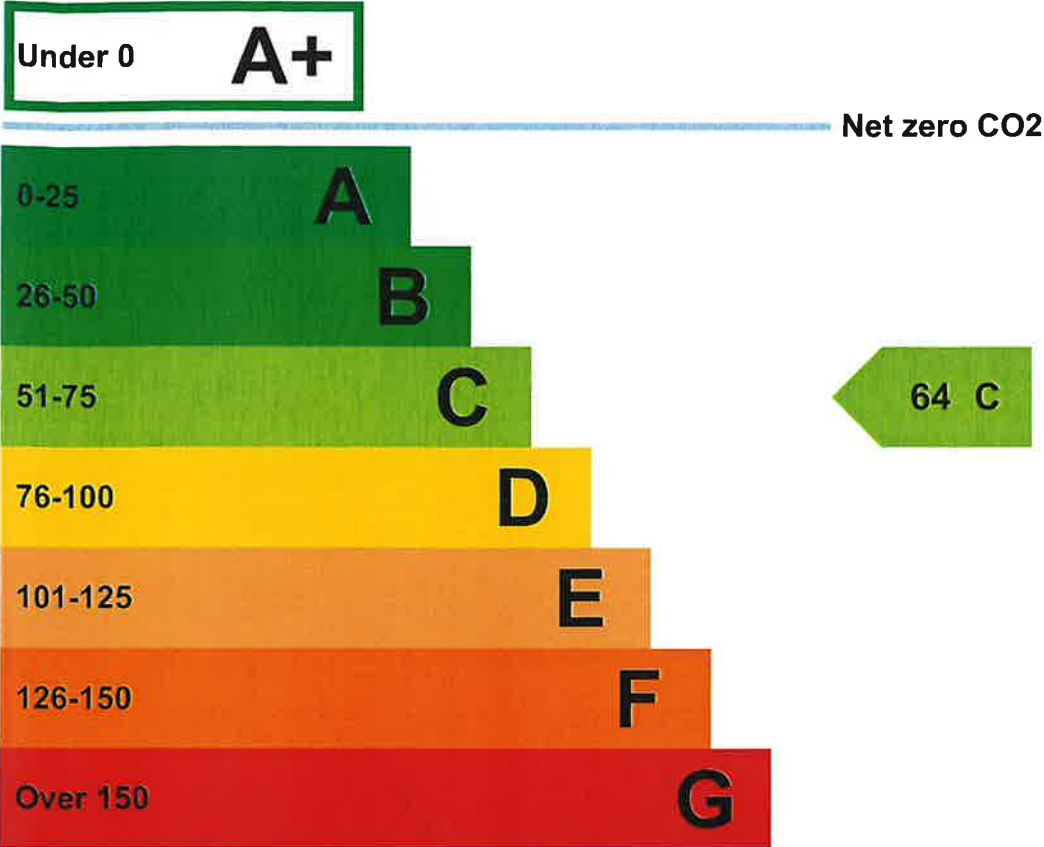
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

**If newly built**



**If typical of the existing stock**



## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	33.49
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	364

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▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0983-7863-3526-7914-2769\)](/energy-certificate/0983-7863-3526-7914-2769).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

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<b>Assessor's name</b>	Ioan Jones
<b>Telephone</b>	07712 235191
<b>Email</b>	<a href="mailto:ioan@castlepc.co.uk">ioan@castlepc.co.uk</a>

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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/011777
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

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## About this assessment

Employer	Castle EPC
Employer address	2 Alyndale, Hope, Wrexham, Clwyd, LL12 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 April 2025
Date of certificate	27 April 2025

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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# Energy performance certificate (EPC) recommendation report

Hairdressers  
34 Town Hill  
WREXHAM  
LL13 8NB

Report number  
0983-7863-3526-7914-  
2769

Valid until  
26 April 2035

## Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/5918-1943-6209-5340-7299\)](#).

## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

## **Changes that may pay for themselves within 3 to 7 years**

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

## **Changes that may pay for themselves in over 7 years**

<b>Recommendation</b>	<b>Potential impact on carbon emissions</b>
The default chiller efficiency is chosen. It is recommended that the chiller system be investigated to gain an understanding of its efficiency and possible improvements.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

# **Property and report details**

<b>Report issued on</b>	27 April 2025
<b>Total useful floor area</b>	30 square metres
<b>Building environment</b>	Air Conditioning
<b>Calculation tool</b>	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

## **Assessor's details**

Assessor's name	Ioan Jones
Telephone	07712 235191
Email	<a href="mailto:ioan@castleepc.co.uk">ioan@castleepc.co.uk</a>
Employer's name	Castle EPC
Employer's address	2 Alyndale, Hope, Wrexham, Clwyd, LL12 9NE
Assessor ID	EES/011777
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

## Other reports for this property

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